

UNAPPROVED
MINUTES OF THE SPECIAL JOINT CITY COUNCIL AND
ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY (ARRA) MEETING
WEDNESDAY - - - NOVEMBER 2, 2011 - - - 6:00 P.M.

Mayor/Chair Gilmore convened the meeting at 6:00 p.m.

Roll Call – Present: Councilmembers/Board Members Bonta, deHaan, Johnson, Tam and Mayor/Chair Gilmore – 5.

Absent: None.

The meeting was adjourned to Closed Session to consider:

(11-072 ARRA) Conference with Real Property Negotiator (54956.8); Property: Alameda Point; Agency Negotiator: Jennifer Ott, Alameda Point COO; Negotiating parties: ARRA and University of California; Under Negotiations: Price and Terms of Payment.

(11-545 CC) Conference with Legal Counsel – Existing Litigation (54956.9); Name of case: Gallant v. City of Alameda, Alameda County Superior Court; Case Number: RG 11590505.

(11-546 CC) Conference with Legal Counsel – Existing Litigation (54956.9); Name of case: Kapler v. City of Alameda, Alameda County Superior Court; Case Number: RG11570933.

Following the closed session, the meeting was reconvened and Mayor/Chair Gilmore announced that regarding Property, the negotiator discussed issues of price and terms of payment; regarding Gallant, Council was briefed on the litigation; Council authorized use of outside counsel above \$35,000 to compensate counsel for responsive pleadings discussed in closed session; and regarding Kapler, Council was provided an update on the legal strategy in the lawsuit.

Adjournment

There being no further business, Mayor/Chair Gilmore adjourned the meeting at 7:20 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

**UNAPPROVED
MINUTES OF THE REGULAR MEETING OF THE
ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY
WEDNESDAY, November 2, 2011**

The meeting convened at 7:32 p.m. with Chair Gilmore presiding.

1. ROLL CALL

Present: Board Members Bonta, deHaan, Johnson, Tam and Chair Gilmore – 5.

Absent: None.

2. ORAL COMMUNICATIONS, NON-AGENDA (PUBLIC COMMENT)

None.

3. CONSENT CALENDAR

(*11-073) Approve the Minutes of the Special Meetings of September 20, 2011 and the Special and Regular Meetings of October 5, 2011.

(*11-074) Approve a 47-Year Legally Binding Agreement with Alameda Point Collaborative for Buildings 802, 803, 806, 809, 810, 811 and 812 (30 Units of Housing) and Authorize the Executive Director to Execute the Agreement and any Related Documents.

Chair Gilmore pulled Item 3-A (minutes) to make a correction. Member Tam moved for approval of the balance of the Consent Calendar. Vice Chair Bonta seconded the motion, which carried by unanimous voice vote – 5.

Member Tam moved for approval of Item 3-A with the corrections. Vice Chair Bonta seconded the motion, which carried by unanimous voice vote – 5. (Note: Chair Gilmore and Member Johnson abstained from approving the Minutes of Sept. 20, as they were not present at that meeting). [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

4. REGULAR AGENDA ITEMS

(11-075) Presentation on Status Report of Environmental Conditions of the Alameda Point Site.

The Chief Operating Officer – Alameda Point introduced the Environmental Consultant of the Alameda Point Project, Peter Russell, Russell Resources. Dr. Russell provided a powerpoint presentation on the status of the remediation and environmental issues of Alameda Point.

Dr. Russell's remediation experience includes numerous sites: Fort Ord, Tustin Air Station, Benicia Arsenal, Mission Bay clean up, and the Southern and Union Pacific rail yards in Sacramento.

Member deHaan commended Dr. Russell and the RAB for all their efforts in the environmental program of Alameda Point.

Speakers: Dale Smith, Community Chair of RAB and member for 10+ years. Ms. Smith discussed soil issues not being addressed and CERCLA sites that are still of concern at Alameda Point.

Chair Gilmore thanked Dr. Russell and members of the RAB for their technical expertise and diligence over the decade and more.

5. ORAL REPORTS

(11-076) Oral Report from Member deHaan, Restoration Advisory Board (RAB) Representative – Highlights of October 6, 2011 RAB Meetings.

Member deHaan echoed the statements from Dr. Russell's presentation and reminded the public that the remediation is ongoing, and that a vast majority of property will be given to the ARRA with certain restrictions.

6. ORAL COMMUNICATIONS, NON-AGENDA (PUBLIC COMMENT)

None.

7. EXECUTIVE DIRECTOR COMMUNICATIONS

None.

8. REFERRALS FROM THE GOVERNING BODY

None.

9. COMMUNICATIONS FROM THE GOVERNING BODY

None.

10. ADJOURNMENT

There being no further business, Chair Gilmore adjourned the meeting at 8:12 p.m.

Respectfully submitted,

Irma Glidden
ARRA Secretary